

(Name) William G. West, Jr., Sirote, Permutt, Friend & Friedman
(Address) First Federal Building, Birmingham, Alabama 35203 10819

Form 1-1-5 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eleven Thousand, Nine Hundred Fifty-Two and 42/100-----DOLLARS (\$11,952.42)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Claude L. Alsbrooks, Jr. and wife, Alma L. Alsbrooks (herein referred to as grantors) do grant, bargain, sell and convey unto James J. Hicks and wife, Joan L. Hicks

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Jefferson County, Alabama to-wit:

SW 1/4 of SW 1/4, Section 20, Township 19, Range 2 East, EXCEPT 5 acres in a square shape in the Southeast corner thereof; and ALSO EXCEPT the West one-fourth (W 1/4) of the SW 1/4 of SW 1/4 of said Section 20, being a strip of uniform width off the west side of said SW 1/4 of SW 1/4 which has been conveyed to Cosby-Hodges Milling Company by the Breedloves.

This conveyance is subject to the following exceptions:

1. The ad valorem taxes due on October 1, 1972, which grantees hereby assume and agree to pay.
2. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 129, Page 170.
3. Any deficiency in quantity of land, boundary line disputes, roadways, unrecorded easements, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

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Shelby Cnty Judge of Probate, AL
08/02/1972 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And ~~I~~ (we) do for myself (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~I am~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, ~~we~~ have hereunto set ~~OUR~~ hand(s) and seal(s), this 1st day of August, 1972.

WITNESS:
William B. West, Jr. (Seal)
William B. West, Jr. (Seal)
(Seal)

Claude L. Alsbrooks, Jr. (Seal)
Alma L. Alsbrooks (Seal)

BOOK 275 PAGE 466

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, Pat Cates, a Notary Public in and for said County, in said State, hereby certify that Claude L. Alsbrooks, Jr. and Alma L. Alsbrooks, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August, A. D., 1972.

Pat Cates
Notary Public.